

**GAUTAM AKHAURI**

B.E. (Civil); M.I.E. (Civil), F.I.V.  
 Approved Valuer (Regd. No. F-7336, CAT-1/534/145/05-06) in  
 the Panel of Indian Bank, Cent Bank Housing Finance Ltd.,  
 Punjab National Bank, Union Bank, Nainital Bank, SBI, Yes  
 Bank, Surveyor & Loss Assessor (64622/98-03)  
 Chartered Engineer (M-129134/8)

B-602, MOD Apartments,  
 Vasundhara Enclave,  
 New Delhi-110096  
 Phone No.: 011-22616317  
 Mobile No.: 9810009223  
 Email Id.:  
 gautamakhauri@gmail.com

**INVOICE**

REF. No.: GA/SBI/05/07/2021

14<sup>TH</sup> MAY. 2021

To: Director  
 Interarch Building Products Pvt. Ltd.  
 Plot no. 14, 14-A  
 Sector 2 SIDCUL  
 Pant Nagar  
 Distt. Rudrapur  
 Uttarakhand.  
 (Valuation report for SBI Pusa Road Delhi).

Dear Sir,

Sub: Request for Payment of valuations for the below Clients.

Please find the below details of valuations done by us. Kindly process the same and arrange for payment at the earliest.

Sr No	Name of the Customer	Bill Amount
1	VALUATION CHARGES OF LOAN OF M/s. INTERARCH BUILDING PRODUCTS PVT. LTD.. (OWNER:- M/s. INTERARCH BUILDING PRODUCT PVT. LTD.). PROPERTY IS AN INDUSTRIAL LEASE HOLD BUILT UP TWO STORIED BUILDING, BUILT ON THE PLOT BEARING NO.14 & 14-A, SITUATED IN THE SIDCUL, SECTOR-2, PANT NAGAR, DISTT. RUDARPUR, UTTARAKHAND. GST NO. OF M/s. INTERARCH BUILDING PRODUCTS PVT. LTD.05AAACI0106J1Z6	Rs.30,000/-
	Total	Rs.30,000/-
	SGST 9%	Rs.2700/-
	CGST 9%	Rs.2700/-
	Total	Rs.35,400/-
	Conveyance and out of pocket expense	Rs.6000/-
	Total	Rs.41,400/-

Payable Amount in words: (Rupees forty one thousand four hundred only).

PLEASE MENTION REF. NO.GA/SBI/05/07. IN THE BANK ACCOUNT PAYMENT FOR THE PROPER IDENTIFICATION OF PAYMENT(9269).

Kindly arrange for RTGS for the payout amount in the name of Gautam Akhauri.

Name of the Valuer : Gautam Akhauri.

Name of the Bank : State Bank Of India.  
 A/c No. : 10038217280.  
 Bank Branch : SBI Connaught Circus Branch.  
 IFSC Code : SBIN0001537.  
 GST No. : 07AAJPA9379F1ZI (HSN CODE 9983).  
 Pan No. : AAJPA9379F..

Thanking You

Authorized Signatory

(Gautam Akhauri)  
**GAUTAM AKHAURI**  
 Govt. Approved Valuer, B.E. (Civil)  
 Fellow Institution of Valuers (F-7336)  
 Regd. Valuer CAT- 1/534/145/05-06

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E-Mail:

gautamakauri@yahoo.com

Ref. no. GA/SBI/9269/2021

14<sup>TH</sup> MAY. 2021

...

The General Manager

Industrial Estate

Industrial Estate

Plot No. 20/34

Pusa Road

Karol Bagh

New Delhi.

Dear Sir,

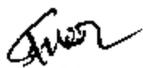
**SUB:-VALUATION REPORT: M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..**

**A/C:- M/s. INTERARCH BUILDING PRODUCTS PVT. LTD.(SIDCUL PANTNAGAR ).**

Please find annexed the valuation reports of the property in the name/s of **M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..** Property is an approved Industrial lease hold built up RCC & Shed roof industrial unit , built on the property bearing no.14 & 14-A, land area measuring 35,142.96 Sq.metr ((224.746 +224.94)/2 Metr X 156.3 Metr) situated in the SIDCUL, sector-2, Pant Nagar at NH-87 , Distt. Rudarpur, Usham Singh Nagar , Utrakhnad. Please find report, without any influence and interest, enclosed herewith for your records & perusal please.

Thanking you,

Yours faithfully,



(Gautam Akhauri)

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Ref. No.: GA/SBI/9269/2021

14<sup>th</sup> MAY, 2021

**VALUATION REPORT**  
**OF**  
**IMMOVABLE PROPERTY**  
**(LAND & BUILDING METHOD)**

**PROPERTY SITUATED AT**

**INDUSTRIAL PLOT BEARING NO. 14 & 14-A, LAND AREA MEASURING 35,142.96 SQ.METR, SITUATED IN THE SIDCUL, SECTOR-2, PANT NAGAR, DISTT. RUDRAPUR, UDHAM SINGH NAGAR, UTTRAKHAND.**

**OWNER**

**M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..**

**A/C:**

**M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..**

**ON BEHALF OF**

**STATE BANK OF INDIA, COMMERCIAL BRANCH, PUSA ROAD, KAROL BAGH, NEW DELHI.**

*Mus*

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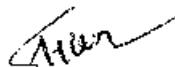
PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING.

Name &amp; Address of Valuer) : Mr. Gautam Akhauri.

Name & Address of Branch : STATE BANK OF INDIA, COMMERCIAL  
BRANCH, PUSA ROAD, KAROL BAGH,  
NEW DELHI.

A/C:- M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..

I. GENERAL		
1.	Purpose for which the valuation is made	: <i>Fair Market Value for bank credit facilities.</i>
2.	a) Date of Inspection	: 12/05/2021.
	b) Date on which the valuation is made	: 14/05/2021.
3.	List of Documents produced for perusal	: Lease deed Book no.1, Doct. No.325, Dated-10/10/2005.Approved map by SIDA Map no. AEP/P/08 1509/2016 dated 07/06/2016.
4.	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership)	: M/s. INTERARCH BUILDING PRODUCTS PVT. LTD..
5.	Brief description of the property	: Property is an approved Industrial lease hold built up RCC & Shed roof industrial unit , built on the property bearing no.14 & 14-A, land area measuring 35,142.96 Sq.metr ((224.746 +224.94)/2 Metr X 156.3 Metr) situated in the SIIDCUL, sector-2, Pant Nagar at NH-87 , Distt. Rudarpur, Udham Singh Nagar , Uttarakhand.
6.	Location of property	
	a) Plot No. / Survey No.	: Property is an approved Industrial lease hold built up (RCC & Shed roof) building, built on the property bearing no.14 & 14-A,
	b) Door No.	: situated in the SIIDCUL, sector-2. Pant Nagar at NH-87 , Distt. Rudarpur, Udham Singh Nagar , Uttarakhand.
	c) T. S. No. / Village	
	d) Ward / Taluka	
e) Mandal / District		
7.	Postal address of the property	: Interarch Building products Pvt. Ltd. Industrial lease hold property bearing no.14 & 14-A, situated in the SIIDUL, sector-2, Pant Nagar at NH-87 , Distt. Rudarpur. Udham Singh Nagar , Uttarakhand.
	REMARKS	: Approved Industrial area by SIDCUL
8.	City / Town	: City.
	Residential Area	: No. Industrial property.
	Commercial Area	: No. Industrial property.



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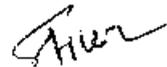
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Mobife: 9810009223

E-Mail:

	Industrial Area	:	Yes. Industrial property.	
9.	Classification of the area	:	Industrial property.	
	i) High / Middle / Poor	:	Medium class.	
	ii) Metro/Urban / Semi Urban / Rural	:	Urban.	
10.	Coming under Corporation / Village Panchayat / Municipality	:	Under -SIIDCI L.	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No.	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.	:	N.A.	
13.	Boundaries of the Property	:	<b>As per the deed</b>	<b>Actual</b>
	North	:	Plot no.13-A.	Plot no.13-A.
	South	:	Road 45 Metr wide.	Road 45 Metr wide.
	East	:	Road 45 Metr wide.	Road 45 Metr wide.
	West	:	Plot no.1-A-1.	Plot no.1-A-1.
14.1	Dimensions of the site	:	<b>A</b>	<b>B</b>
		:	<b>As per the deed</b>	<b>Actual</b>
	North	:	224.843 Metr.	224.843 Metr.
	South	:	224.843 Metr.	224.843 Metr.
	East	:	156.3 Metr.	156.3 Metr.
	West	:	156.3 Metr.	156.3 Metr.
14.2	Latitude, Longitude and coordinates of the site.	:	<b>Latitude</b> <b>Longitude</b>	<b>29°01'07.81"-N.</b> <b>79°24'10.11"-E.</b>
15.	Extent of the site	:	Land area measuring 35,142.96 Sq.metr.	
16.	Extent of the site considered for Valuation (least of 14a & 14b)	:	Land area measuring 35,142.96 Sq.metr.	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Self (Company) occupied.	
<b>II.</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of Locality	:	Medium class industrial area.	
2.	Development of surrounding areas	:	Good industrial.	
3.	Possibility of frequent flooding / submerging.	:	No.	
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	Within the 2-3 Kms.	
5.	Level of land with topographical conditions.	:	Plain.	



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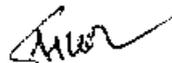
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6.	Shape of land	:	Almost rectangular in shape.
7.	Type of use to which it can be put	:	Approved land use Industrial .
8.	Any usage restriction	:	Industrial use.
9.	Is plot in town planning approved layout?	:	Yes. Approved by SHDCUL.
10.	Corner plot or Intermittent plot	:	Two side corner plot
11.	Road facilities	:	Yes.
12.	Type of road available at present	:	Bitumen WBM road.
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	45 metr wide road.
14.	Is it a Land – Locked land?	:	No.
15.	Water potentiality	:	Yes. available.
16.	Underground sewerage system.	:	Yes. Available.
17.	Is Power supply is available at the site	:	Yes, Available presently.
18.	Advantages of the site	:	In front 45 wide road and good location .
19.	Disadvantages of the site	:	No
20.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (distance from the sea coast / tidal level must be incorporated).	:	No .

**PART – A (VALUATION OF LAND)**

1.	Size of plot	:	Plot area is 35,142.96 Sq.metr.
	North-South	:	224.94 mt and 224.746 mt
	East-West	:	156.3 mt
2.	Total Extent of the plot	:	Land area measuring 35,142.96 Sq.metr.
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	For this type of Industrial plot prevailing market rate varies from Rs.6,500/- per Sq.metr to Rs.7,000/- per Sq.metr, depending upon the location of property as per the survey from the Nearby property dealers (Pradeep Aggarwal no.9837003411) and taken reference from Different sites like 99acres.com and magicbricks.com. No recent sale purchase details are available for the reference purpose.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) and Circle rate value	:	Guideline rate Rs.6500/- per Sq.metr. 35,142.96 Sq.metr. X Rs.6500/- per Sq.mtr.+1,56,944.85 X Rs.600/- (Const.). =Rs.22,84,29,240/-+Rs.9,41,66,910/- (Building).=Rs.32,25,96,150/-.



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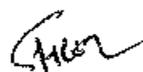
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5.	Assessed / adopted rate of valuation	:	Adopted rate for the valuation Rs.6800/- per Sq.metr.
6.	Estimated value of land	:	35,142.96 X Rs.6800/- per Sq.metr. =Rs.23,89,72,128/- (Land).

**PART - B (VALUATION OF BUILDING)**

1. Technical details of the building			
a)	Type of Building (Residential, Commercial, Industrial)	:	Industrial Building.
b)	Type of Construction (Load bearing RCC, Steel Framed)	:	RCC/Steel column Framed structure with RCC spread foundations, RCC roof and steel corrugated sheet roof.
c)	Year of Construction	:	Construction in the year 2005.
d)	Residual life of the building	:	50 years.
e)	Number of floors and height of each floor including basement, if any	:	RCC & Shed roof building. (RCC & Shed), RCC-ht.-10', & Shed-ht.-25'-30'.
f)	Plinth area floor-wise	:	Ground floor-(Main Shed)-1,29,249.12 Sq.ft. (ht. 25'-30'), Electrical Substation shed-2625.87Sq.ft. (14'-15'), Admin Block & Canteen- Ground floor-(RCC)-3877.79 Sq.ft., First floor-(Shed) -3877.79 Sq.ft., Dormitory-(Shed)-1832.21Sq.ft.(14') , laboratory-(2 stord.)-Ground floor-(RCC)-866.39 Sq.ft. (10'0"), First floor (Shed)-866.39 Sq.ft., Shed-(9')-5934.67 Sq.ft., Paint Yards (old shed)-981.31Sq.ft., old shed-2x981.31 Sq.ft. (20'0"). Sand blasting shed-1572.68 Sq.ft.(ht.15'0), Argon store shed-428.03 Sq.ft.(ht.10'), Gas storage (Shed)-1080.84Sq.ft.(ht.12') . Pump room (shed)-390.80 Sq.ft.(ht 10'). Store-(shed)-560.54 Sq.ft.(ht. 12'0"), Misc RCC (Guard room/Time office etc.) (RCC)-837.80 Sq.ft.
g)	Condition of the Building i) Exterior - Excellent, Good, Normal, Poor ii) Interior - Excellent, Good, Normal, Poor	:	Normal Industrial. Normal Industrial.
h)	Date of Issue and Validity of layout of approved map/plan.	:	Approved map by SIDA Map no. AEP/P/08 1509/2016 dated 07/06/2016.
i)	Approved map /plan issuing authority.	:	Approved by SIDA (State Industrial Development Authority of Uttarakhand).
j)	Whether genuineness or authenticity of approved map/plan is verified.	:	Yes.



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k) Any other comments on authentic of approved plan : : No.

**Specifications of Construction (Floor Wise) in respect of:**

S. No.	Description	Ground Floor	Other Floors
1.	Foundation	RCC/Steel section column and RCC footing.	-Do-
2.	Ground floor & first floor.	RCC/steel shed and RCC column and RCC/Steel shed roof.	-Do-
3.	Super structure	Brick work in cement mortar and RCC/Steel column and RCC & shed roof.	-Do-
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Steel/wooden frame & door.	-Do-
5.	RCC works	RCC column and RCC & shed roof.	-Do-
6.	Plastering	Yes plaster	-Do-
7.	Flooring, Skirting, da-doing	Kota, Plain industrial in shed and tile flooring in office.	-Do-
8.	Special finish as marble, granite, wooden paneling, grills etc.	No.	-Do-
9.	Roofing including weather proof course	Yes	-Do-
10.	Drainage	Yes connected.	-Do-
2.	<b>Compound Wall</b>	: Yes.	
	Height	: 1.7 metr.	
	Length	: 2500 Rft.	
	Type of Construction	: Brick work in cement mortar.	
3.	<b>Electrical Installation</b>	: Yes Electrical connection.	
	Type of wiring	: Conduct wiring.	
	Class of fittings (superior / ordinary / poor)	: Superior class.	
	Number of light points	: Sufficiently provided.	
	Fan points	: Sufficiently provided.	
	Spare plug points	: Sufficiently provided.	
	Any other item	: N.A.	
4.	<b>Plumbing Installation</b>		

*Akaur*

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a)	No. of water closets and their type	:	Sufficiently provided.
b)	No. of wash basins	:	Sufficiently provided.
c)	No. of urinals	:	Sufficiently provided.
d)	No. of bath tubs	:	Sufficiently provided.
e)	Water heaters	:	Nil
f)	Any other fixtures	:	Nil

**PART-B BUILDING.****8.Details of valuation**

S.No	Particulars of item	Plinth Area	Ro of height	Age of building	rate of construction Rs.	Replacement cost Rs.	Depreciation 1% per year Rs.	Net Value after depreciation Rs.
1.	Main Shed (Working Hall).	1,29,249.12 Sq.ft.	25'	16 yrs.	Rs.800/-	Rs.10,33,99,200/-	16% of Rs.10,33,99,200/- =Rs.1,65,43,872/-	Rs.8,68,55,328/-
2.	Electrical shed	2625.87 Sq.ft.	15'	16 yrs.	Rs.700/-	Rs.18,38,109/-	16% of Rs.18,38,109/- =Rs.2,94,097/-	Rs.15,44,012/-
3.	<b>Admin Block &amp; Canteen-</b>							
(i).	Ground floor (RCC)	3877.79 Sq.ft.	15'	16 yrs.	Rs.1200/-	Rs.46,53,348/-	16% of Rs.46,53,348/- =Rs.7,44,535/-	Rs.39,08,813/-
(ii).	First floor (Shed)	3877.79 Sq.ft.	15'	16 yrs.	Rs.500/-	Rs.19,38,895/-	16% of Rs.19,38,895/- =Rs.3,10,223/-	Rs.16,28,672/-
4.	Dormitory. (shed)	1832.21 Sq.ft.	15'	16 yrs.	Rs.600/-	Rs.10,99,326/-	32% of Rs.10,99,326/- =Rs.3,51,784/-	Rs.7,47,542/-
5.	<b>Laboratory.</b>							
(i).	Ground floor (RCC)	866.39 Sq.ft.	10'	16 yrs.	Rs.1200/-	Rs.10,39,668/-	16% of Rs.10,39,668/- =Rs.1,66,346/-	Rs.8,73,322/-
(ii).	First floor (shed)	866.39 Sq.ft.	15'	16 yrs.	Rs.500/-	Rs.4,33,195/-	16% of Rs.4,33,195/- =Rs.69,311/-	Rs.3,63,884/-
6.	Shed (work.)	5934.67 Sq.ft.	15'	16 yrs.	Rs.600/-	Rs.35,60,802/-	32% of Rs.35,60,802/- =Rs.11,39,456/-	Rs.24,21,346/-
7.	Paint Yards (old shed)	981.31 Sq.ft.	20'	16 yrs.	Rs.600/-	Rs.5,88,786/-	16% of Rs.5,88,786/- =Rs.94,205/-	Rs.4,94,581/-
8.	old shed	2,981.31 Sq.ft.	20'	16 yrs.	Rs.600/-	Rs.11,77,572/-	16% of Rs.11,77,572/- =Rs.1,88,411/-	Rs.9,89,161/-
9.	Sand Blasting shed	1572.68 Sq.ft.	15'	16 yrs.	Rs.500/-	Rs.7,86,340/-	16% of Rs.7,86,340/- =Rs.1,25,814/-	Rs.6,60,526/-
10.	Argon store shed	428.03 Sq.ft.	10'	16 yrs.	Rs.500/-	Rs.2,14,015/-	16% of Rs.2,14,015/- =Rs.68,484/-	Rs.1,45,531/-
11.	Gas storage (shed)	1080.84 Sq.ft.	15'	16 yrs.	Rs.600/-	Rs.6,48,504/-	16% of Rs.6,48,504/- =Rs.1,03,760/-	Rs.5,44,744/-
12.	Pump room (shed)	390.80 Sq.ft.	10'	16 yrs.	Rs.500/-	Rs.1,95,400/-	16% of Rs.1,95,400/- =Rs.31,264/-	Rs.1,64,136/-

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B-602, MOD Apartments

Vasundhara Enclave

New Delhi - 110 096

Phones: 22616317

Mobile: 9810009223

E-Mail:

13.	Store (shed)	560.54 Sq.ft.	12'	16 yrs.	Rs.500/-	Rs.2,80,270/-	16% of Rs.2,80,270/- =Rs.44,843/-	Rs.2,35,427/-
14.	Misc rooms i.e. Guard rm, meter rm etc etc.	837.80 Sq.ft.	10'	16 yrs.	Rs.800/-	Rs.6,70,240/-	16% of Rs.6,70,240/- =Rs.1,07,238/-	Rs.5,63,002/-
<b>Total</b>								<b>Rs.10,21,40,027/-</b>

**Part - C (Extra Items)**

(Amount in Rs.)

1	Portico	:	Nil
2	Ornamental front door	:	Nil
3	Sit out / Verandah with steel grills	:	Nil
4	Overhead/ under ground water tank	:	Nil
5	Extra steel / collapsible gales	:	Nil
<b>Total</b>		:	<b>Nil</b>

**Part - D (Amenities)**

(Amount in Rs.)

1	Wardrobes / wooden racks	:	N.A.
2	Glazed tiles	:	N.A.
3	Extra sinks and bath tub	:	Nil
4	Marble / ceramic tiles flooring	:	Nil
5	Interior decorations	:	N.A.
6	Architectural elevation works	:	N.A.
7	Paneling works	:	N.A.
8	Aluminum works	:	N.A.
9	Aluminum hand rails	:	Nil
10	False ceiling	:	Nil
<b>Total</b>		:	<b>N.A.</b>

**Part - E (Miscellaneous)**

(Amount in Rs.)

1	Separate toilet room	:	Nil
2	Separate lumber room	:	Nil
3	Separate water tank / sump	:	N.A.
4	Trees, gardening	:	Nil
5	Swimming Pool	:	Nil
<b>Total</b>		:	<b>Nil</b>

**Part - F (Services)**

(Amount in Rs.)

1	Water supply arrangements	:	Nil
2	Drainage arrangements	:	Nil
3	Compound wall	:	Rs.50,50,000/-
4	C.B. deposits, fittings etc.	:	Nil
5	Pavement	:	Rs.74,00,000/-
6	Fire fighting arrangements	:	Rs.82,00,000/-
7	Lift	:	N.A.
<b>Total</b>		:	<b>Rs.2,06,50,000/-</b>

**Total abstract of the entire property**

Part - A	Land	:	Rs.23,89,72,128/-
Part - B	Building	:	Rs.10,21,40,027/-

# GAUTAM AKHAURI

B.E. (Civil); M.I.E.(Civil),F.I.V.

Approved Valuer(Regd.no.F-7336,CAT-I/534/145/05-06)

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Part – C	Extra items	:	N.A.
Part – D	Amenities	:	N.A.
Part – E	Miscellaneous	:	N.A.
Part – F	Services	:	Rs.2,06,50,000/-
	Total	:	Rs.36,17,62,155/-
	Say	:	Rs.36,17,00,000/- (Rupees thirty six crore seventeen lacs only).

(VALUATION : Here the approved Valuer should discuss in detail his approach (Market approach, Income approach and cost approach) to valuation of property and indicate how the value has been arrived at , supported by necessary calculations. also such aspect as i)Salability ii) Likely rental values in future in iii) any likely income it may generate, may be discussed ) :

Pursuant to the invitation from the State Bank of India, Pusa Road, New Delhi. Myself visited and inspected the Industrial lease hold built up industrial building built on the plot bearing no.14 & 14-A, situated in the SIDCUL, Sector-2, Pant Nagar, Distt. Rudarpur, Uttrakhand. with a view to assess the fair market value. Prevailing market rate here in this location of land rate range is Rs.6,500/- to Rs.7,000/- per Sq.metre as per the enquiries from the nearby property dealers, here land rate consider for the valuation Rs.6,800/- per Sq.metre.

Fair Market value	:	Rs.36,17,00,000/- (Rupees thirty six crore seventeen lacs only)..
Realizable Value of property (85%)	:	Rs.30,74,45,000/- Say Rs.30,74,00,000/- (Rupees thirty crore seventy four lacs only).
Forced /Distressed sale value (75%)	:	Rs.27,12,75,000/- say Rs.27,12,00,000/-(Rupees twenty seven crore twelve lacs only).
Cost of construction of property for the insurance purpose .	:	Rs.10,50,00,000/-.
(i)In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	Land circle rate in the SIDCUL area is Rs.6500/- per Sq.mt and land rate consider here in the valuation Rs.6,800/- per Sq.mt variation is less than 20% . As prevalent market rates are established on area basis depending on location, size of plot, approach road, amenities, usability and locality etc. whereas circle rates are fixed on location basis irrespective of the above factors which were basically started to establish revenue earnings for the government.

This property is an Industrial lease hold property, built on the property bearing no. 14 & 14-A, situated in the SIDCUL, Sector-2, Pant Nagar, Distt. Rudarpur, Uttrakhand. Here I have adopted the land and building method for arriving at the market value of the property and this construction is done in the year 2005.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs.36,17,00,000/- (Rupees thirty six crore seventeen lacs only)..

*Gautam Akhauri*

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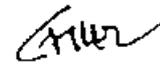
The realizable value of the above property at (85%) of the market Value i.e. Rs.30,74,45,000/-  
Say Rs.30,74,00,000/- (Rupees thirty crore seventy four lacs only).

Forced /Distress sale value of the property is ( 75%) of the market value i.e. Rs.27,12,75,000/-  
say Rs.27,12,00,000/- (Rupees twenty seven crore twelve lacs only).

Guideline value of property is Rs. 30,150,000/-

Place : New Delhi

Date : 14.05.2021



SIGNATURE OF APPROVED VALUER

## GAUTAM AKHAURI

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### DECLARATION CUM UNDERTAKING FROM THE VALUER (ANNEXURE IV).

I Gautam Akhauri S/o Dr. R.K. Akhauri do hereby solemnly affirms and state that :

- a. I am a citizen of India .
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to the appointment as valuer or three years after the valuation of assets was conducted by me .
- c. The information furnish in my valuation report dated 14/05/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property .
- d. I have personally inspected the property on 12/05/2021, the work is not subcontracted to any other valuer and carried out by myself .
- e. Valuation report is submitted in the format as prescribed by the bank .
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier .
- h. I have not been convicted of any offence sentenced to a term of imprisonment .
- i. I have not been found guilty of misconduct in professional capacity .
- j. I have not been declared to be unsound mind .
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent .
- m. I have not been levied a penalty under section 271J of Income- tax Act 1961 (43 of 1961) and time limit for filling appeal before commissioner of Income tax (Appeals) or Income –Tax Appellate Tribunal, as the case may be has expired ,or such penalty has been confirmed by Income –Tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
- n. I have not been convicted of an offence connected with any proceeding under the Income tax Act 1961 , Wealth Tax Act or Gift Tax Act 1958.
- o. My Pan Card no. is AAJPA 9379F and GST No. is 07AAJPA9379F1Z1
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer .
- q. I have not concealed or suppressed any material information, fact and records and I have made a complete and full disclosure .
- r. I have read the handbook on policy , standards and procedure for real Estate valuation , 2011 of the IBA and this report is in conformity to the Standards enshrined for valuation in the Part –B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standard (IVS) and the report submitted to the bank for the respective asses class is in conformity to the 'Standards' as enshrined for valuation in the IVS in "General Standards" and Asset Standards as applicable .

*Akaur*

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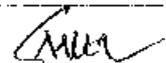
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- t. I abide by the Model Code of conduct for empanelment of valuer in the Bank (Annexure V-A signed copy of the same to be taken and kept along with this declaration)
- u. I am registered under section 34 AB of the Wealth Tax Act.1957
- v. I am valuer registered with the Insolvency & Bankruptcy Board of India (IBBI)
- w. My qualification and professional address is as per bank guidelines
- x. I am proprietor of the firm and I am competent to sign this valuation report
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LIMS/LOS) only.
- z. Further I hereby provide the following information.

S.N.	Particulars	:	Valuer Comment
1.	Background information of the asset being valued.	:	Lease deed Book no.1, Doc. No.325, Dated- 10/10/2005.
2.	Purpose of valuation and appointing authority.	:	To assess the fair market value of the property for the Bank purpose.
3.	Identify of the valuer and any other experts involved in the valuation.	:	No.
4.	Disclosure of valuer interest or conflict, if any.	:	No.
5.	Date of appointment, valuation date and date of report,	:	Date of appointment 07/05/2021 and Visit date is 12/05/2021 and Valuation date 14/04/2021.
6.	Inspections and/or investigations undertaken.	:	Inspection done on 12/04/2021 .
7.	Nature and sources of the information used or relied upon.	:	Market rate of property enquired from the nearby location and nearby property dealers etc. and also different sites like 99acres.com and magicbricks.com site searched for the reference.
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	:	Here we have adopted IVS standards for the valuation .
9.	Restrictions on use of the report, if any.	:	Report for the use of State Bank of India Pusa Road Branch.
10.	Major factors that were taken into account during the valuation.	:	Location of property , Map approval , development nearby ,Construction of building, Age of building, location and maintenance , etc. .



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11. Caveats, Limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his liability for the valuation report

1) Land documents to be get verified from panel lawyers as this is out of the preview of the valuer  
2) Since this Industrial unit has large no of Sheds and share major part of valuation of the unit condition deteriorate due to non maintenance its construction cost value may reduce in future

Date 14/05/2021

Place New Delhi

  
(Gautam Akhauri  
Approved valuer)

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## INDIAN CODE OF CONDUCT FOR VALUERS

APPENDIX A

(Adapted in line with Companies (Regulation) (Valuers and Valuation Rules, 2015)

1. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.

2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.

3. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care.

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/she first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fee may be defined as a compensation / incentive paid to any third party for successful closure of transaction, in the case of approval of credit proposals).

*Akhauri*

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19. In any fairness opinion or independent expert opinion submitted by a valuer if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### Confidentiality

20. A valuer shall not use or divulge the clients or any other person's confidential information about the subject company, which has come to his knowledge without the client's authority or unless there is a legal or professional right or duty to disclose.

#### Confidentiality - Revisited

21. A valuer shall not use or divulge either confidential information or any other person's confidential information, which has come to his knowledge without the client's authority or unless there is a legal or professional right or duty to disclose. This shall not be taken to mean that a valuer shall not use or divulge information in the appropriate course of his/her business and affairs.

22. A valuer shall appear in court and be available for examinations and investigations carried out by the authority, any person authorized by the authority, the registered valuer organization with which he/she is registered, or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer organization with which he/she is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### Gifts and hospitality

25. A valuer or his/her relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Definition: - For the purposes of this code the term "relative" shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

#### Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/she is unlikely to be able to devote adequate time to each of his/her assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 14/05/2021

Place: Delhi

Signature of the Approved Valuer and Seal)

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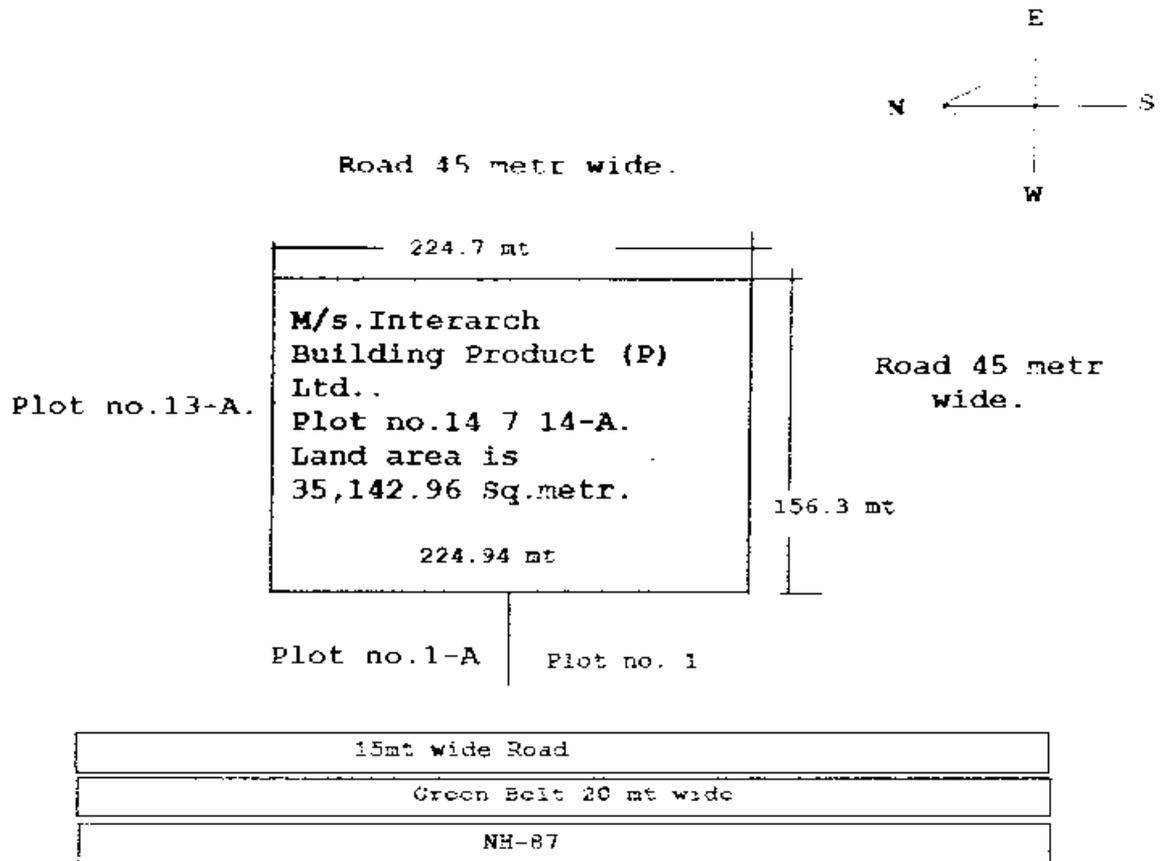
Phones: 22616317

Mobile: 9810009223

E-Mail:

**OWNER: M/s. INTERARCH BUILDING PRODUCT PVT. LTD..**

**PROPERTY:** Property is an approved Industrial lease hold built up IRAC & 2nd floor building, situated on the plot bearing no.14 & 14-A, Land area measurement is 35,142.96 Sq.metr. 224.73 Metr. X 156.3 Metr. situated in an INDUSTRIAL, section, near, NH-87, Gurgaon, Haryana.



Note : Dimensions are as per the site measurement.  
Drawing are not to scale.

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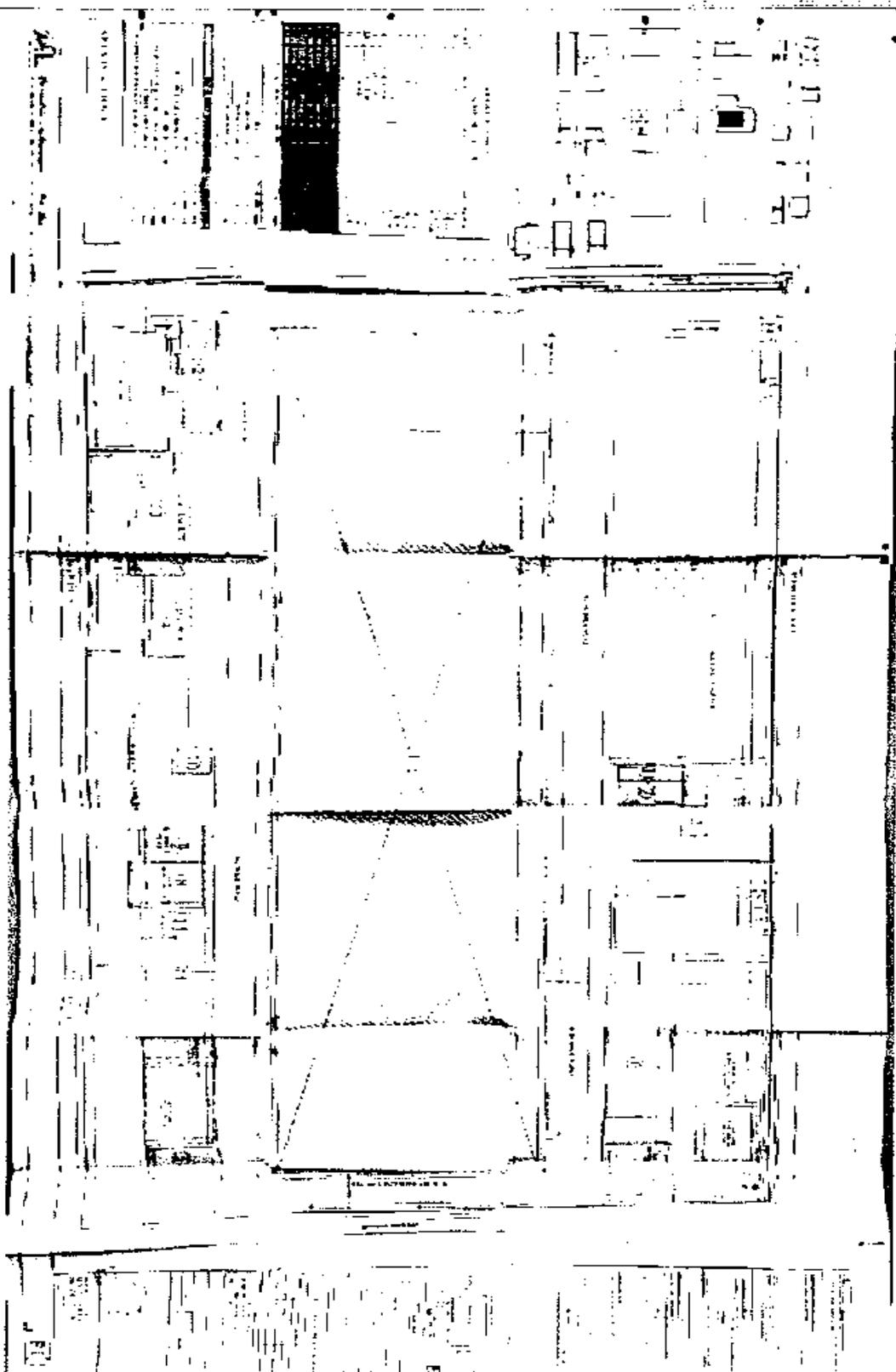
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E-Mail:

gautam@ga.com



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*GAUTAM*



S.No.	Location	Area (sq. m)	Rate (per sq. m)	Rate (per sq. ft)	Rate (per sq. yd)
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*Handwritten signature*

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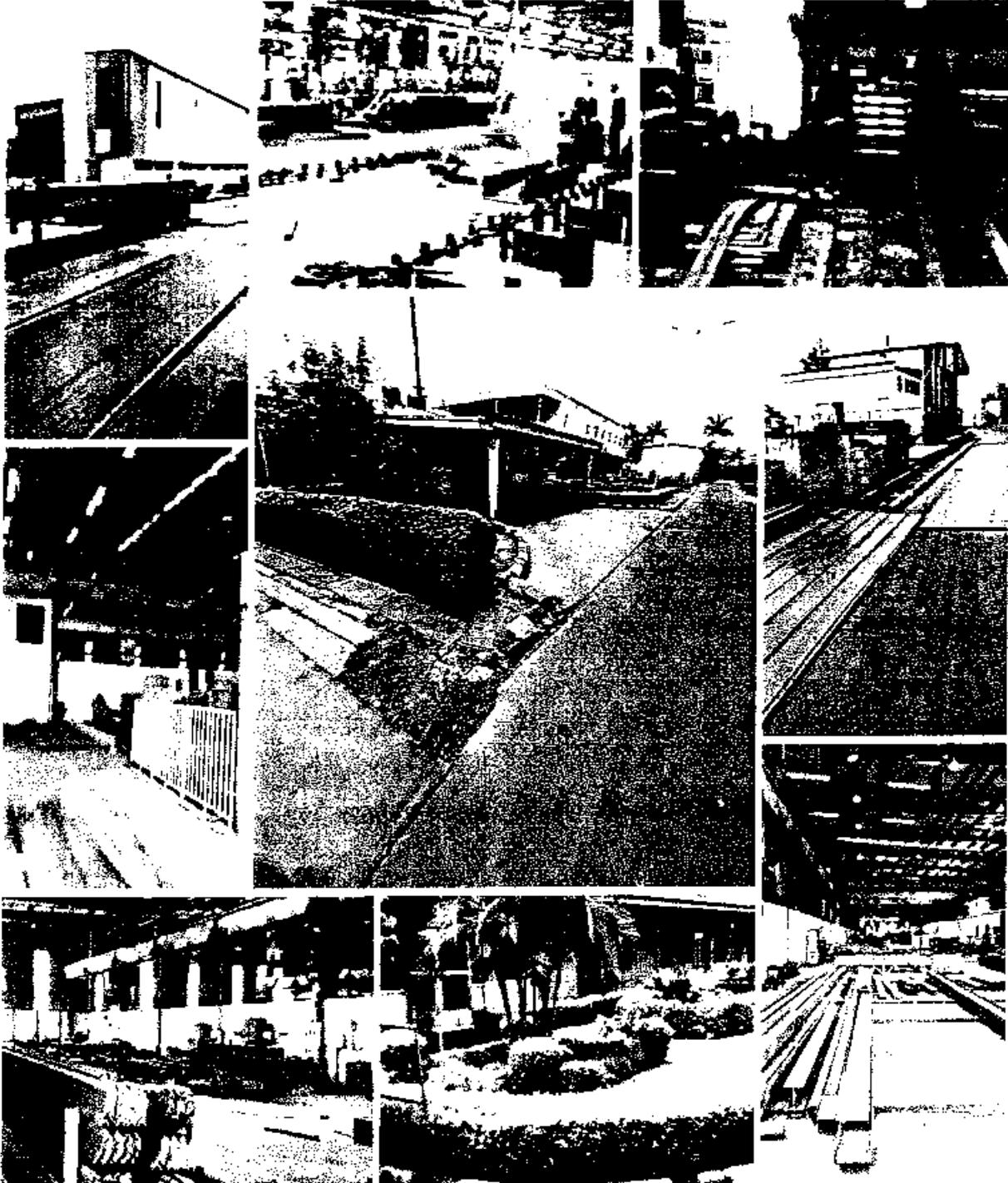
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